



Town Council Agenda Report

SUBJECT: Resolution - Plat

P 1-2-00, South Post Plat, 4200 Shotgun Road

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "SOUTH POST PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The proposed plat consists of approximately 308.32 acres shown as Parcel A. Proposed for the site are 308 single family lots with access from Shotgun Road.

The plat is in conformance with Town Code requirements and can be considered in final form.

PREVIOUS ACTIONS: None

CONCURRENCES:

The Planning and Zoning Board motion to recommend approval subject to staff recommendations (4-0, Motion carried: Mrs. Moore, Seconded by: Mr. Davenport, Mr. Stahl absent) October 25, 2000 meeting.

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "SOUTH POST PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat known as South Post Plat has been approved by the Town Planning and Zoning Board on October 25, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as South Post Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 3. The approval of this Resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.

Application #: P 1-2-00
South Post

Revisions:

Exhibit "A"

Original Report Date: October 13, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: South Post, Inc.

Address: 9000 Sheridan Street

City: Pembroke Pines, FL 33024

Phone: (954) 431-7111

Agent

Name: Miller Legg & Associates, Inc.

Address: 1800 North Douglas Road
Suite 200

City: Pembroke Pines, FL 33024

Phone: (954) 436-7000

Background Information

Application Request: Approval of the proposed boundary plat.

Address/Location: 4200 Shotgun Road Generally located on the east side of Shotgun Road approximately 700' north of Orange Drive.

Land Use Plan Designation: Residential (1 du/ac)

Existing Zoning: A-1, Agricultural District

Existing Use: Vacant

Proposed Use: The proposed plat restricts development to 308 single family lots.

Parcel Size: 308.315 acres (13,430,190 square feet)

Surrounding Land Use:

North: Sherwood Farms residential development

South: Vacant Land

East: S. Fl. Council of Boy Scouts/Broward County Landfill

West: Vacant Land

Surrounding Zoning:

North: R-1, Estate Dwelling District

South: A-1, Agricultural District

East: RS, Recreation/Open Space District

West: A-1, Agricultural District

Zoning History

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Request on same property: None

Development Plan Details

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. The site area consists of approximately 13,430,190 square feet (308.315 acres) for the proposed development of 308 single family lots. The plat provides for a 100’ access opening approximately a one-third of a mile south of the north limits of the plat and two 50’ temporary construction access openings with a non-vehicular access line along the remaining portion of the west limits of the site.
2. Drainage for the proposed project will be provided by an on-site lake system which will drain into the Shotgun Road Canal which will ultimately outfall into the C-11 Canal. Details of the drainage system will be provided with the site plan submission.

Summary of Significant Development Review Agency Comments

The Engineering Department has reviewed the plat, and recommends approval subject to the following requirements:

1. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Construct a 6’ paved recreational trail and 10’ unpaved equestrian trail along the eastern and northern plat limits.

Applicable Codes and Ordinances

Land Development Code Section 12-360(R)(1) provides that no application for a building

permit for the construction of a principal building on a parcel of land shall be approved unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Broward County Land Use Plan: None

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development Regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:

- a. Construct a 6' paved recreational trail and 10' unpaved equestrian trail along the eastern and northern plat limits.

Planning and Zoning Board

The Planning and Zoning Board motion to recommend approval subject to staff recommendations (4-0, Motion carried: Mrs. Moore, Seconded by: Mr. Davenport, Mr. Stahl absent) October 25, 2000 meeting.

Exhibits

Resolution with backup, Land Use map, Subject Site map, Aerial.

Prepared By: _____

Reviewed By: _____